

Bylaw 21209

A Bylaw to amend Charter Bylaw 20001, as amended,
The Edmonton Zoning Bylaw
Amendment No. 262

WHEREAS Plan 0021114, Block 2, Lots 1 & 2; Plan 0021114, Block 1, Lots 2, 3MR & 4ER; Plan Q, Block 7, Lots 16 - 30; Plan Q, Block 8, Lots 14-15; and Plan Q, Block 15, Lots 12-15; located at 10003 - 98 Avenue NW; 9803, 9806, 9818, 9822, 9826, 9828, 9832, 9834, 9838, 9842, 9843, 9844, 9848, 9855, 9856 - 100 Street NW; 9803 - 101 Street NW; and 9903 - Rosssdale Road NW, Rosssdale, Edmonton, Alberta, are specified on the Zoning Map as Direct Control Zone (DC1.19135); and

WHEREAS an application was made to rezone the above described property to Direct Control Zone (DC), River Valley Zone (A), and Parks and Services Zone (PS);

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. The Zoning Map, being Part 1.20 to Charter Bylaw 20001 The Edmonton Zoning Bylaw is hereby amended by rezoning the lands legally described as Plan 0021114, Block 2, Lots 1 & 2; Plan 0021114, Block 1, Lots 2, 3MR & 4ER; Plan Q, Block 7, Lots 16 - 30; Plan Q, Block 8, Lots 14-15; and Plan Q, Block 15, Lots 12-15; located at 10003 - 98 Avenue NW; 9803, 9806, 9818, 9822, 9826, 9828, 9832, 9834, 9838, 9842, 9843, 9844, 9848, 9855, 9856 - 100 Street NW; 9803 - 101 Street NW; and 9903 - Rosssdale Road NW, Rosssdale, Edmonton, Alberta, which lands are shown on the sketch plan attached as Schedule "A", from Direct Control Zone (DC1.19135) to Direct Control Zone (DC), River Valley Zone (A), and Parks and Services Zone (PS).

2. The uses and regulations of the aforementioned DC Zone are annexed hereto as Schedule "B".

3. The sketch plan annexed hereto as Schedule "A" and the uses and regulations of the DC Zone shown on Schedule "B" annexed hereto are hereby incorporated into the Zoning Bylaw, being Part 4 to Charter Bylaw 20001, The Edmonton Zoning Bylaw.

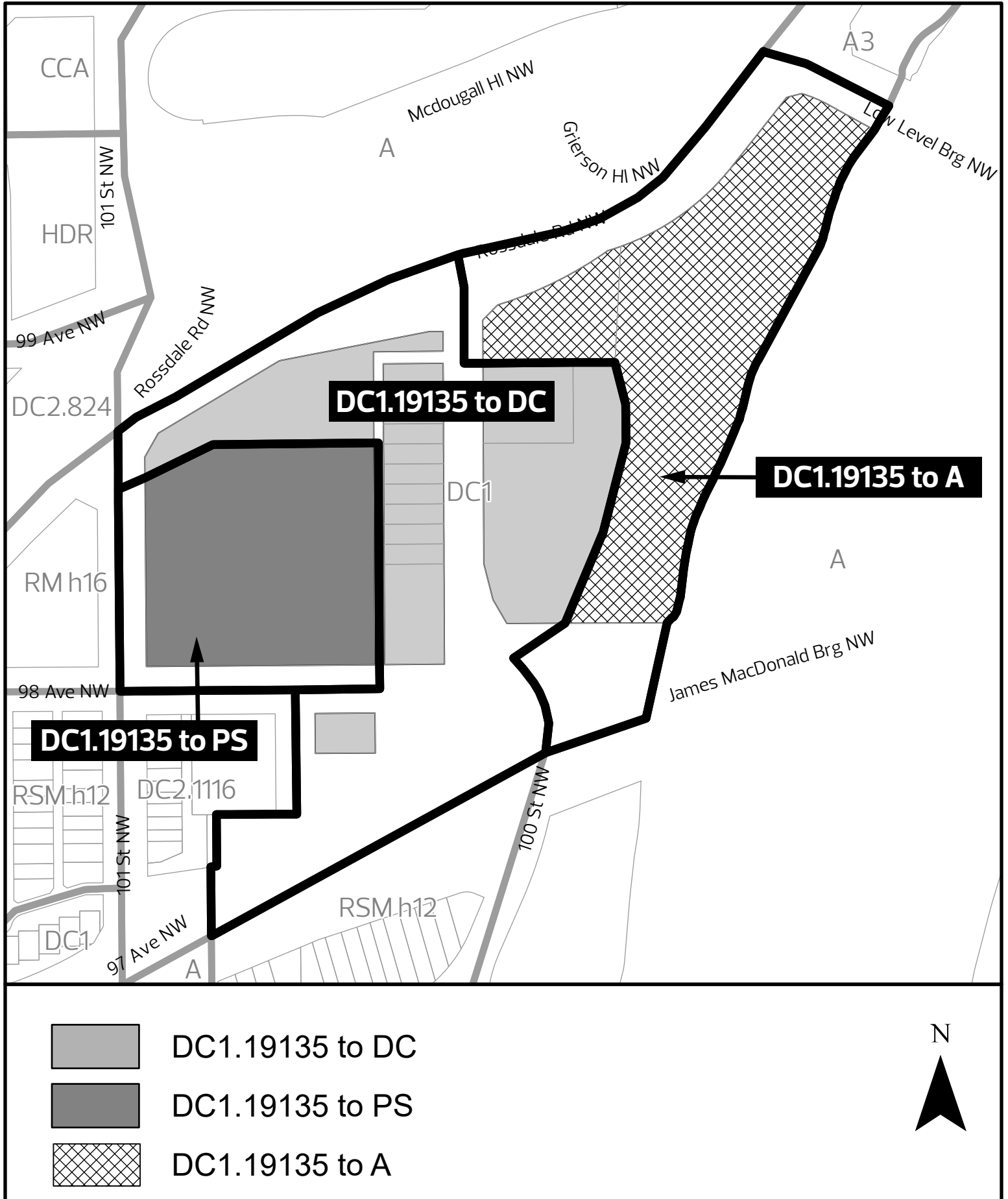
READ a first time this	day of	, A. D. 2025;
READ a second time this	day of	, A. D. 2025;
READ a third time this	day of	, A. D. 2025;
SIGNED and PASSED this	day of	, A. D. 2025.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

BYLAW 21209



SCHEDULE “B”**(DC) DIRECT CONTROL ZONE****1. Purpose**

- 1.1.** To preserve the Rossdale Brewery - a designated historic resource - and provide for a mix of residential, commercial, entertainment, cultural and educational uses on the surrounding lands in a way that is appropriate to the historic building and the area’s relationship to the downtown and the North Saskatchewan River Valley. This Zone contains two Sub Areas, as shown in Appendix 1.

2. Area of Application

- 2.1.** A portion of North Rossdale generally located north of 97 Avenue NW, east of 101 Street NW, and south of Rossdale Road NW, as shown in Schedule “A” of the Bylaw adopting this Zone, Rossdale.

3. Sub Area A**3.1. Uses****Residential Uses**

- 3.1.1. Home Based Business
- 3.1.2. Residential

Commercial Uses

- 3.1.3. Food and Drink Service
- 3.1.4. Health Service
- 3.1.5. Indoor Sales and Service
- 3.1.6. Minor Indoor Entertainment
- 3.1.7. Office
- 3.1.8. Residential Sales Centre

Community Uses

- 3.1.9. Child Care Service
- 3.1.10. Community Service
- 3.1.11. Library
- 3.1.12. Park
- 3.1.13. Special Event

Agricultural Uses

- 3.1.14. Urban Agriculture

Sign Uses

- 3.1.15. Fascia Sign
- 3.1.16. Freestanding Sign
- 3.1.17. Portable Sign
- 3.1.18. Projecting Sign

3.2. Additional Regulations for Specific Uses

- 3.2.1. Home Based Businesses must comply with Section 6.60 of the Zoning Bylaw.
- 3.2.2. Child Care Services must comply with Section 6.40 of the Zoning Bylaw.
- 3.2.3. Special Events must comply with Section 6.100 of the Zoning Bylaw.
- 3.2.4. Food and Drink Services, Health Services, Minor Indoor Entertainment and Offices must comply with the following:
 - 3.2.4.1. Developments must only be located on the Ground Floor of residential buildings; and
 - 3.2.4.2. The maximum Floor Area is 500 m² per individual establishment.
- 3.2.5. Indoor Sales and Services must comply with the following:
 - 3.2.5.1. Developments must only be located on the Ground Floor of residential buildings; and
 - 3.2.5.2. The maximum Floor Area is 150 m² per individual establishment.
- 3.2.6. Residential Sales Centres may be approved for a maximum of 5 years.
- 3.2.7. Urban Agriculture must not be the only Use in a principal building.
- 3.2.8. Signs are limited to On-premises Advertising.
- 3.2.9. Signs must comply with Section 6.90 of the Zoning Bylaw, including with Subsection 4 of Section 6.90.

3.3. Development Regulations

- 3.3.1. Despite Subsection 2.2.1 of Section 7.60 of the Zoning Bylaw and Subsection 2.2 of Section 2.250 of the Zoning Bylaw, the Floodplain

Protection Overlay is only applied to this DC Zone for the areas identified in Appendix 1 of the Overlay.

- 3.3.2. The maximum Height is 15.0 m.
- 3.3.3. The minimum Setback from 98 Avenue NW and 100a Street NW is 2.5 m.
- 3.3.4. Each principal Dwelling at ground level must have an entrance door or entrance feature facing a public roadway.
- 3.3.5. All ground oriented Dwellings must provide a semi-private outdoor Amenity Area in front of each exterior entry that establishes a transition area between the public roadway, using landscape features such as decorative fencing, change in grade, shrub beds or rock gardens.
- 3.3.6. All vehicular parking must be located at the rear of the building, or in a below ground Parkade.
- 3.3.7. Access to parking and loading areas must minimize disruption to the use of the adjacent public sidewalks.
- 3.3.8. All waste collection, storage, or loading areas must be designed to the satisfaction of the Development Planner in consultation with the City department responsible for waste collection and transportation services. Gates and/or doors of the waste enclosure must not open or encroach into road right-of-way.
- 3.3.9. All mechanical equipment, including surface level venting systems and transformers, must be screened in a manner compatible with the architectural character of the building or be concealed by incorporating it within the building. Ground level vents must be oriented away from adjacent Sites, on-Site Amenity Areas or circulation routes for people walking or rolling.

4. Sub Area B – Rossdale Brewery

4.1. Uses

Residential Uses

- 4.1.1. Home Based Business
- 4.1.2. Residential

Commercial Uses

- 4.1.3. Bar
- 4.1.4. Custom Manufacturing

- 4.1.5. Food and Drink Service
- 4.1.6. Health Service
- 4.1.7. Hotel
- 4.1.8. Indoor Sales and Service
- 4.1.9. Minor Indoor Entertainment
- 4.1.10. Office
- 4.1.11. Outdoor Sales and Service
- 4.1.12. Residential Sales Centre

Community Uses

- 4.1.13. Child Care Service
- 4.1.14. Community Service
- 4.1.15. Library
- 4.1.16. Outdoor Recreation Service
- 4.1.17. Park
- 4.1.18. School
- 4.1.19. Special Event

Agricultural Uses

- 4.1.20. Urban Agriculture

Sign Uses

- 4.1.21. Fascia Sign
- 4.1.22. Freestanding Sign
- 4.1.23. Portable Sign
- 4.1.24. Projecting Sign

4.2. Additional Regulations for Specific Uses

- 4.2.1. Child Care Services must comply with Section 6.40 of the Zoning Bylaw.
- 4.2.2. Home Based Businesses must comply with Section 6.60 of the Zoning Bylaw.
- 4.2.3. Special Events must comply with Section 6.100 of the Zoning Bylaw.

- 4.2.4. Each Bar Use is limited to 240 m² of Public Space, unless contained within the Rosssdale Brewery Building.
- 4.2.5. Each Food and Drink Service Use is limited to 480 m² of Public Space, unless contained within the Rosssdale Brewery Building.
- 4.2.6. Each Indoor Sales and Service Use is limited to 480 m² of Floor Area.
- 4.2.7. Each Office Use is limited to 200 m² of Floor Area.
- 4.2.8. Each Custom Manufacturing Use is limited to 480 m² of Floor Area, unless contained within the Rosssdale Brewery Building.
- 4.2.9. Commercial, Community and Agricultural Uses are restricted to the Rosssdale Brewery building and the Ground Floor of the portions of buildings indicated for such in Appendix 2.
- 4.2.10. Urban Agriculture must not be the only Use in a principal building.
- 4.2.11. Manufacturing activities and storage associated with Custom Manufacturing must be located within an enclosed building.
- 4.2.12. Outdoor Sales and Service and Outdoor Recreation Service are limited to a health and wellness centre in the form of an indoor/outdoor spa, or other similar activities.
- 4.2.13. Ground Floor guest rooms of Hotels must not be located adjacent to a Street.
- 4.2.14. Residential Uses in the form of Single Detached Housing is restricted to Lots 16 - 18, Block 7, Plan Q.
- 4.2.15. Residential Sales Centres may be approved for a maximum of 5 years.
- 4.2.16. Vehicle Support Services and Uses with Drive-through Services are prohibited.
- 4.2.17. Signs must comply with Section 6.90 of the Zoning Bylaw, including with Subsection 5 of Section 6.90

4.3. Site and Building Regulations

- 4.3.1. Development must be in general conformance with the attached Appendices.
- 4.3.2. Despite any regulation of this Zone or of the Zoning Bylaw, no portion of the building below ground level or up to a Height of 3.0 m, including any projections such as balconies or architectural features, can extend into the Floodway identified in the accepted Flood Risk Assessment and

Mitigation Report (Northwest Hydraulic Consultants Ltd., August 14, 2024) Updates to this report may be required at the discretion of the Development Planner.

- 4.3.3. Despite Subsection 2.2.1 of Section 7.60 of the Zoning Bylaw and Subsection 2.2 of Section 2.250 of the Zoning Bylaw, the Floodplain Protection Overlay is only applied to this DC Zone for the areas identified in Appendix 1 of the Overlay.
- 4.3.4. The maximum building Height is 59.0 m.
 - 4.3.4.1. Each building must have a gradual and continuous increase in Height, using terracing, from a minimum of approximately 3.0 metres at the shortest point on one end, to a maximum of 59.0 m at the other end, as generally shown in Appendix 5. The exact Height of each terraced increase must be in general conformance with the appendices.
- 4.3.5. The maximum combined Floor Area Ratio for all lands within Sub Area B of this Zone is 4.2.
- 4.3.6. The maximum number of Dwellings within this Sub Area is 490.
- 4.3.7. Minimum Setbacks are as indicated in Appendix 3 (Minimum Setbacks).
 - 4.3.7.1. On the west side of the north-south Alley between the east-west Shared Pathway and the east-west Alley to the north, and on the east side of the north-south Alley for the first 15 metres north of 98 Avenue NW, a minimum 1.0 m of the Setback must be Hard Surfaced, incorporated into the Alley and free of obstructions to allow for vehicle use.

4.4. Design Regulations

- 4.4.1. The required Landscape Plan submitted with a Development Permit application for new building construction must be prepared by a Landscape Architect registered with the Alberta Association of Landscape Architects (AALA).
- 4.4.2. Buildings must be constructed with durable, high quality materials. The use of vinyl siding and stucco masonry as a finishing material is not permitted.
- 4.4.3. Buildings adjacent to the Rosedale Brewery must consist of a compatible architecture style with the brewery building to the satisfaction of the

Development Planner in consultation with the City department responsible for heritage preservation.

- 4.4.4. Facades must be designed to articulate individual Dwellings through the use of entrance features, roofline features, recessed or projected features, colours, materials or other architectural elements.
- 4.4.5. All mechanical equipment, including surface level venting systems and transformers, must be screened in a manner compatible with the architectural character of the building or be concealed by incorporating it within the building. Ground level vents must be oriented away from adjacent Sites, on-Site amenity areas or circulation routes for people walking or rolling.
- 4.4.6. All entrances must incorporate weather protection features in the form of canopies, awnings, overhangs, vestibules, recessed entrances or other architectural elements to provide all-season weather protection to pedestrians and to enhance the visibility of entrances.
- 4.4.7. Each Ground Floor Dwelling facing a Street must have an individual entrance with direct outside access to a publicly accessible sidewalk.
- 4.4.8. Dwellings with ground level entrances must provide a semi-private space to act as a transition area from the public realm. This can be established through the use of features such as fencing, Landscaping, porches, or other similar measures.
- 4.4.9. Where a Facade faces 100 Street NW or the Pedestrian Walkway identified in Appendix 4, Ground Floor non-Residential Facades must comply with the following:
 - 4.4.9.1. A minimum of 50% of the Facade area between 1.0 m and 2.0 m above ground level must be windows.
 - 4.4.9.2. A maximum of 10% of the Facade area windows may be covered by non-transparent material. The remainder must be clear, non-reflective and free from obstruction.
- 4.4.10. Rooftops must provide enhancements to improve rooftop aesthetics. These enhancements may include, but are not limited to, landscape features, Amenity Area, screening elements and improved aesthetic rooftop materials.

- 4.4.11. A Green Roof must be provided on all buildings. For buildings with multiple terraces as height increases, the majority, but not all, of these terraces must have a Green Roof.
- 4.4.12. A 1.2 m tall uniform fencing wholly on privately-owned land, or an appropriate landscape substitution to demarcate the boundary, must be provided adjacent to Rossdale Park and the River Valley;
- 4.4.13. A 1.8 m tall uniform fencing wholly on privately-owned land, or an appropriate landscape substitution to demarcate the boundary, must be provided adjacent to Diamond Park;

4.5. Parking, Loading, Storage and Access Regulations

- 4.5.1. All vehicular parking must be provided in below ground Parkades, except for a maximum of 6 spaces within this Sub Area which can be provided in Surface Parking Lots.
- 4.5.2. Vehicular access and egress, including for waste collection and loading, must be from the Alley or as shown on Appendix 4.
- 4.5.3. Despite Subsection 7.2 of Section 5.80 of the Zoning Bylaw, 1 loading space per building must be provided, for a minimum of 3 within this Sub Area.
- 4.5.4. Parkade ramp retaining walls that are visible from the street and/or pedestrian connections must be architecturally treated and articulated, to the satisfaction of the Development Planner.
- 4.5.5. Any portion of the Parkade that is exposed must be designed and articulated to the satisfaction of the Development Planner.
- 4.5.6. Bike Parking must be provided in accordance with the Zoning Bylaw, except that:
 - 4.5.6.1. Long Term Bike Parking must be in a safe and secure location in the below ground Parkades or other secure locations within the buildings that are easily accessible to cyclists via access ramps, or a route through the buildings to facilitate easy and efficient transportation of bicycles; and
 - 4.5.6.2. A bicycle wash, repair and maintenance station is required within or adjacent to each main bike storage area within the below ground Parkades.

4.6. General Regulations

- 4.6.1. Site and building layouts must include design elements that take the principles of Crime Prevention Through Environmental Design (CPTED) into consideration. The Development Planner may, at their discretion, require a CPTED assessment prepared in accordance with Section 5.110 of the Zoning Bylaw to confirm this has been done to their satisfaction.
- 4.6.2. Prior to the issuance of a Development Permit, except for Development Permits for demolition, excavation, shoring or signage, additional Environmental Site Assessment work, an Environmental Risk Management Plan and Remedial Action Plan, as required by the Development Planner, must be submitted and reviewed to the satisfaction of the Development Planner in consultation with the City department responsible for environmental planning.
 - 4.6.2.1. The Development Planner must impose any Development Permit conditions necessary, prior to the release of the drawings for Building Permit review, to ensure that the Site is suitable for the full range of Uses contemplated in the Development Permit application and in accordance with the reviewed assessment and plans.
 - 4.6.2.2. Despite section 4.6.2, Lot 17, Block 7, Plan Q may develop Residential Uses without Environmental review.
- 4.6.3. Built form, public realm interfaces, streetscape elements and mobility connections must consider the City of Edmonton's Winter Design Guidelines in their design and implementation. A report outlining how the development conforms to these guidelines must be submitted with the Development Permit for a principal building.
- 4.6.4. Prior to the issuance of a Development Permit for any buildings greater than 20.0 m in Height, a Qualitative (CFD) Wind Impact Study must be submitted for review. The development must incorporate design features to minimize adverse microclimatic effects such as wind tunneling, snow drifting, rain sheeting both on and off Site, consistent with the recommendations of the Qualitative (CFD) Wind Impact Study.
- 4.6.5. An arborist report and tree preservation plan to the satisfaction of the Development Planner in consultation with the City department responsible for public tree management, must be submitted with the Development Permit application to determine the impact of the proposed development, including excavation and construction, on any trees on public land within 6 metres of the Site. If required by the Development Planner, an air spading

tool must be used to determine the amount and size of roots that may need to be cut for the parkade/foundation wall. If:

- 4.6.5.1. the arborist report indicates that the development will unduly compromise the ongoing viability and health of a tree or trees, each tree must be removed as part of the redevelopment of the site. The owner/developer is responsible for the cost of removal as well as for compensating the City for the value of the tree being removed. If required by the Development Planner, each tree removed must be replaced by a new tree in an enhanced growing soil medium in the form of soil cells or continuous trenches, at the cost of the owner; or
- 4.6.5.2. the arborist report indicates that the development will not unduly compromise the ongoing viability and health of a tree or trees, each tree must be retained and protected as per the City's Corporate Tree Management Policy C456C.
- 4.6.6. Due to the high potential for these lands to contain provincially managed historic resources, prior to the issuance of a Development Permit that would allow for any land surface disturbance, excavation or new building construction, the applicant must show, to the satisfaction of the Development Planner, that Historical Resources Act approval has been obtained from the Province of Alberta.
- 4.6.7. The proposed flood mitigation measures/actions contained within the Rosedale Centre Flood Risk Assessment and Mitigation Final Report (Northwest Hydraulic Consultants Ltd., August 14, 2024) must be incorporated into the development. Updates to this report may be required at the discretion of the Development Planner.
- 4.6.8. Due to the potential for development on the land east of 100 Street NW to impact river hydrology, prior to the issuance of a Development Permit that would allow for any land surface disturbance, excavation or new building construction, the applicant must show, to the satisfaction of the Development Planner in consultation with the City department responsible for ecological planning, that Water Act Approval has been received from the Province of Alberta.
- 4.6.9. Prior to the issuance of a Development Permit that would allow for excavation or new building construction, a Geotechnical Investigation Report must be submitted to the satisfaction of the Development Planner. In addition to the requirements of Subsection 5 of Section 7.140 of the

Zoning Bylaw, the report must address geotechnical and construction aspects including, site preparation and grading, geotechnical recommendations for building foundations, excavation and retaining wall lateral earth pressures, subsurface drainage requirements and seismic classification. The Development Planner must impose any Development Permit conditions necessary, to ensure, pursuant to the Geotechnical Investigation Report, that the Site is suitable for the full range of Uses contemplated in the Development Permit application.

- 4.6.10. Prior to the issuance of a Development Permit that would allow for excavation or new building construction, a Hydrogeotechnical Report should be prepared, to the satisfaction of the Development Planner. This report should be prepared by a qualified Professional Engineer (P.Eng.) licensed by the Association of Professional Engineers and Geoscientists of Alberta to practice in Alberta, and discuss hydrogeotechnical implications of the new development within the floodplain area, potential impacts of proposed underground infrastructure to the shallow groundwater, river base flow and its implication to the overall flooding impacts to downstream communities, and aquatic and riparian ecosystems. The report should ensure temporal and seasonal variability of groundwater and surface water interactions to understand the natural variability within the river system. All mitigation measures must be incorporated into the development. The Development Planner must impose any Development Permit conditions necessary, pursuant to the Hydrogeotechnical Report, to ensure that the Site is suitable for the full range of Uses contemplated in the Development Permit application.
- 4.6.11. Prior to the issuance of a Development Permit that would allow for new building construction, a report prepared by a qualified professional examining the relationship between the proposed building design and the potential for avian-window or avian-building collisions must be submitted, to the satisfaction of the Development Planner in consultation with the City department responsible for ecological planning. The building must contain bird collision deterrent measures such as window treatments or other features, as recommended by the report.
- 4.6.12. A detailed exterior lighting plan must be provided as part of the Development Permit application. In addition to Lighting Performance Standards in the Zoning Bylaw, ecological lighting considerations will be reviewed to the satisfaction of the Development Planner in consultation with the City department responsible for ecology planning. Light pollution

must be reduced by minimizing light trespass from the building site and using targeted lighting to improve visibility of the night sky and to reduce the negative impact on wildlife.

- 4.6.13. Despite the other Development Regulations of this Zone, the Appendices of this Zone and Section 7.80.4.1.1.5 of the Zoning Bylaw, in the event that the owner/developer does not obtain a valid Development Permit and Building Permit for a principal building within 5 years of the passage of the Bylaw adopting this Zone, development of the Site must be in accordance with this Zone, except that:

- 4.6.13.1. the maximum Height is 19.0 m; and
- 4.6.13.2. the maximum Floor Area Ratio is 2.0.

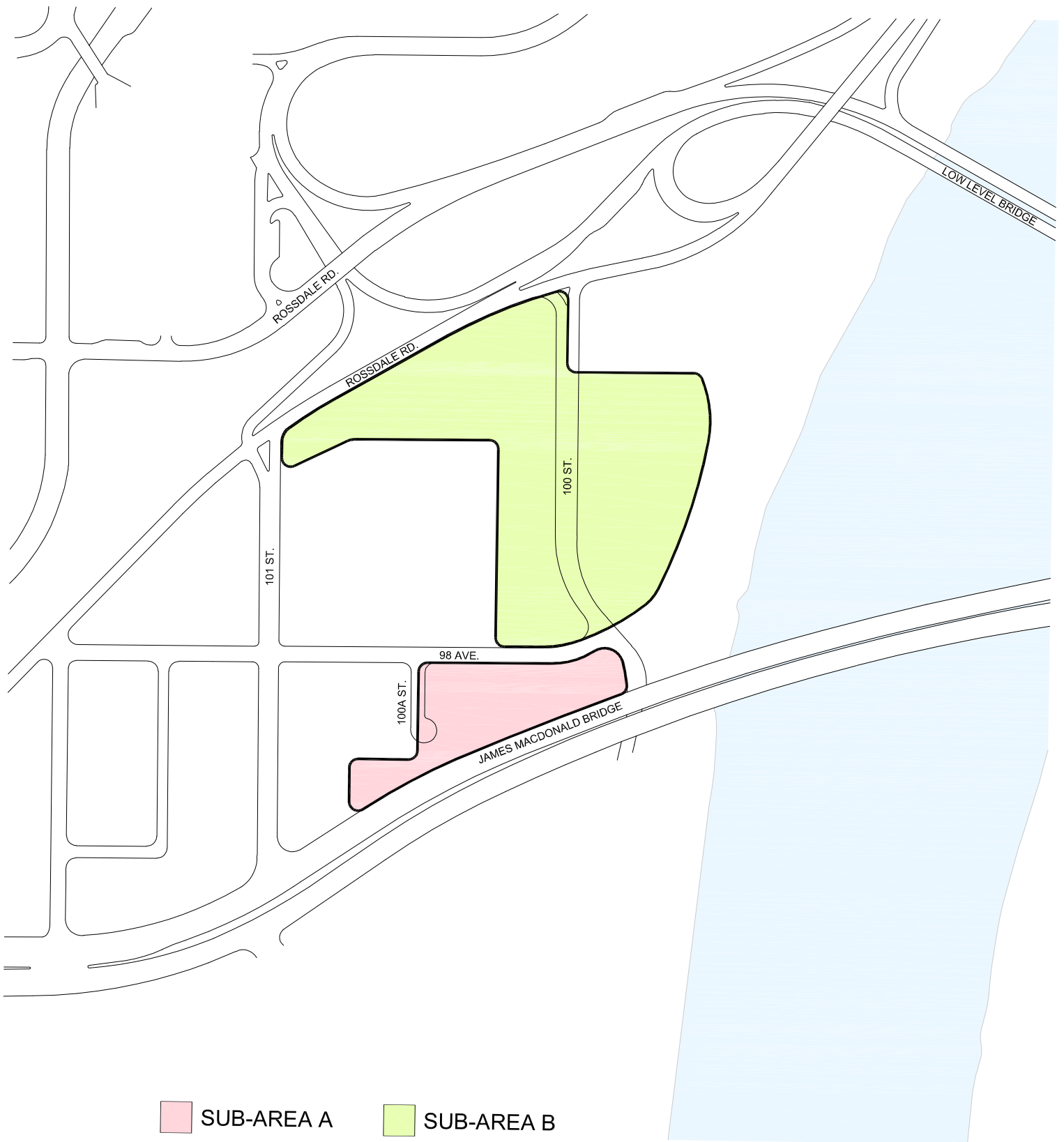
4.7. Public Improvements and Contributions

- 4.7.1. As a condition of a Development Permit for construction of a principal building, the owner must enter into an Agreement with the City of Edmonton for off-Site improvements necessary to serve or enhance the development, to the satisfaction of the Development Planner in consultation with the City departments responsible for transportation services and open space/ecology planning. Such improvements must be constructed at the owner's cost. The Agreement process must include an engineering drawing review and approval. Improvements to address in the Agreement include, but are not limited to:
- 4.7.1.1. The design and construction of a publicly accessible Shared Pathway with a minimum width of 3.0 m, including lighting and landscaping, connecting the River Valley trail system to the Rosedale Community, as generally shown in Appendix 4. The Shared Pathway must be constructed wholly on private lands east of the north-south Alley to the west of 100 Street NW and split half (1.5 m) on private land and half (1.5 m) on public lands west of the Alley to the west of 100 Street NW, as generally shown on Appendices 3 & 4.
 - 4.7.1.1.1. Signage must be displayed at primary entry points indicating that the space is open to the public at all times, and that the private owner is responsible for maintenance.

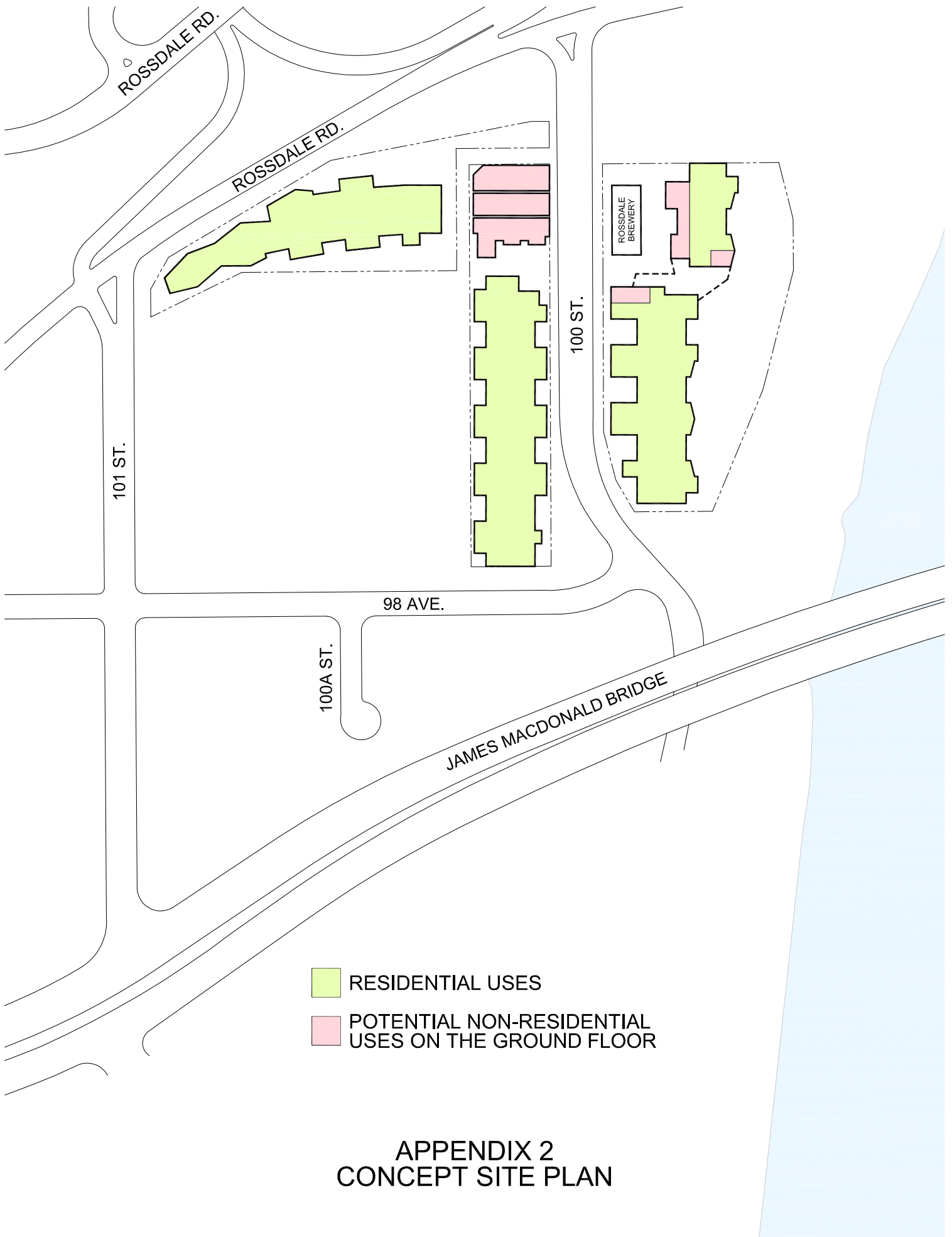
- 4.7.1.1.2. The portion of the Shared Pathway east of the Site connecting to the River Valley trail system is subject to an environmental review to the satisfaction of the Development Planner in consultation with the City department responsible for ecological planning. The Development Planner must apply conditions to the Development Permit to ensure that the recommendations resulting from the environmental review are met.
- 4.7.1.2. The design and construction of a publicly accessible open area with a minimum north-south width of 6.0 m, as generally shown in Appendix 4.
- 4.7.1.3. As a condition of the Development Permit, the owner must register a 24-hour Public Access Easement for the portion of the Shared Pathway on private lands as well as the publicly accessible open area. Under this Easement, the owner must be responsible for maintenance and liability and the space must be accessible to the public at all times.
- 4.7.1.4. The design and construction of pedestrian crossing control at the mid-block crossing of the Shared Pathway and 100 Street NW. The crossing is to be an active mode priority crossing with a marked and signed crosswalk and potential traffic calming elements such as a raised crosswalk and curb extensions.
- 4.7.1.5. Routing of the Shared Pathway and ecological lighting considerations will be reviewed to the satisfaction of the Development Planner in consultation with the City department responsible for ecological planning.
- 4.7.1.6. Improvements to the public realm along both sides of 100 Street NW between 98 Avenue NW and Rossdale Road NW and along both sides of 98 Avenue NW between 100 Street NW and the north-south Alley, which must include, but are not limited to upgrading the sidewalks to a Complete Streets Design and Construction Standard, decorative pavers, pedestrian scaled lighting, and the addition of new boulevard trees at a maximum of 10.0 m intervals in enhanced growing mediums. Such improvements shall be in general accordance with the City's planned streetscape improvements in this area (if required).

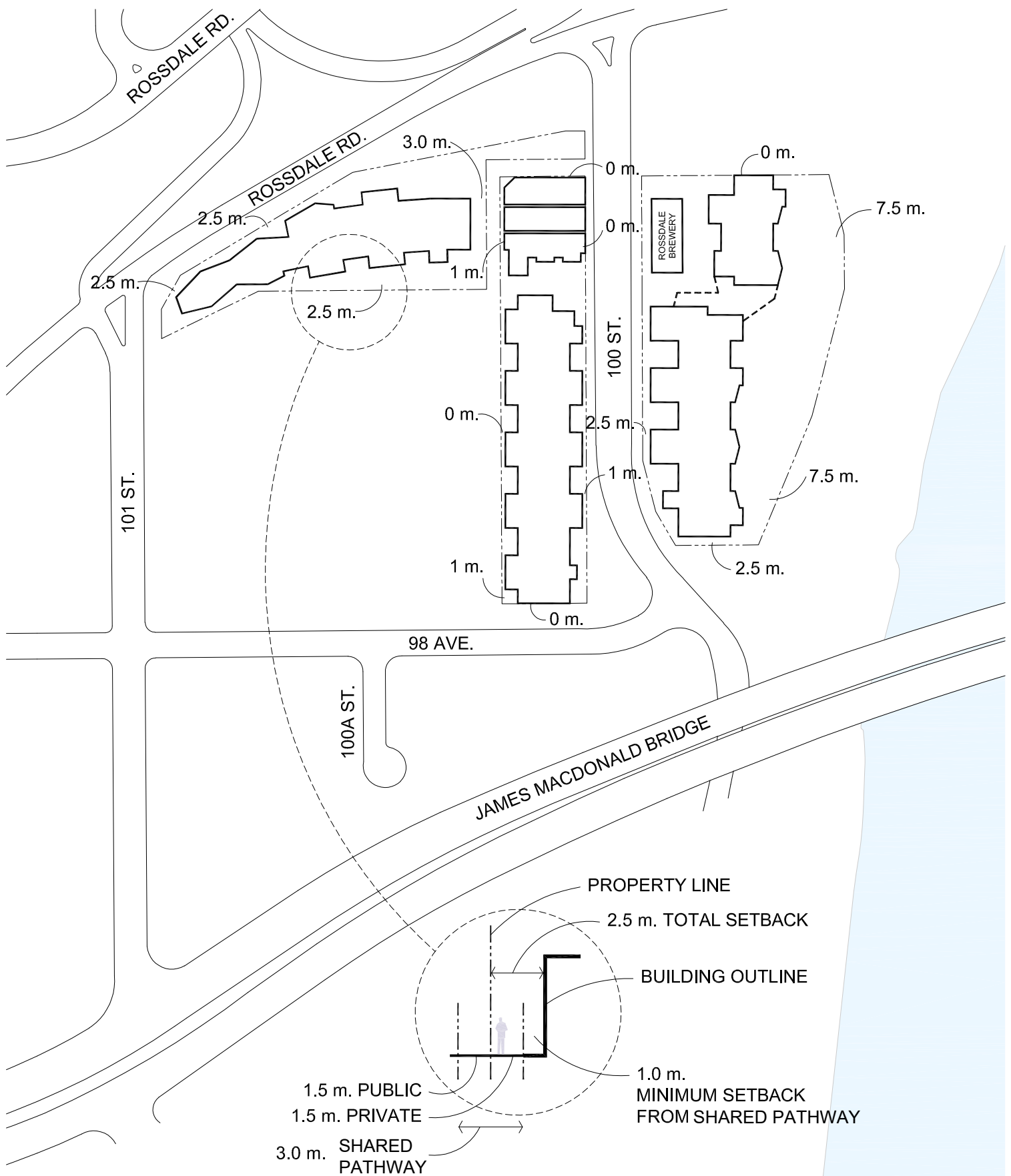
- 4.7.1.6.1. If, at the time of Development Permit approval, the improvements described above have been already substantially completed by a City project, the agreement must require that the owner contribute \$500,000 to the creation of, or improvement to, an off-Site Public Amenity such as parks, gardens or open spaces within the boundaries of the Rossdale neighbourhood. The funds must be submitted to the City prior to the issuance of the Development Permit and be disbursed by the City. More specific agreement details must be determined at the Development Permit stage between the owner and the City, in consultation with the Rossdale Community League.
- 4.7.1.7. Upgrading the north-south Alley (from 98 Avenue NW to the access at 100 Street NW) to a commercial alley standard within the available right-of-way.
- 4.7.1.8. Unless previously installed, a 1.8 m wide sidewalk connection extending from 100 Street NW to the River Valley trail system south of the proposed building to the east of 100 Street NW.
- 4.7.1.9. A new marked pedestrian crossing, including signage and pavement markings, extending across Rossdale Road NW from the southwest corner of the intersection with 100 Street NW.
- 4.7.1.10. Installation of a stop sign at the west approach of the 100 Street NW and 98 Avenue NW intersection.
- 4.7.2. Prior to the issuance of the Development Permit for new building construction, the owner must enter into an agreement with the City of Edmonton whereby the owner must provide a minimum contribution of \$100,000 toward the acquisition and placement of public art. Such agreement must require that:
 - 4.7.2.1. Prior to the issuance of the Development Permit, a public art plan showing the general location(s) of art must be prepared and submitted to the City of Edmonton for review and approval by the Development Planner. The art will be acquired through an art procurement process administered by the owner(s) and all costs related to the procurement of the artworks, operation and future maintenance must be the responsibility of the owner;
 - 4.7.2.2. Artworks must be created by a professional artist;

- 4.7.2.3. Artworks may be located on or within the public or private property and must be in locations that are publicly viewable to the satisfaction of the Development Planner;
 - 4.7.2.4. If located on public property or road right of way, the location must be to the satisfaction of the Development Planner in consultation with the City department responsible for mobility and right of way management; and
 - 4.7.2.5. The Public Art contribution amount must be increased every 5 years from the date of passage of the Bylaw adopting this Zone to the date of execution of the Public Art Agreement according to the annual rate of national inflation as determined by Statistics Canada.
- 4.7.3. The Rossdale Brewery and associated lands are a Designated Municipal Historic Resource. Exterior alterations and additions must be sympathetic to and compatible with the historic Facades of the Rossdale Brewery to the satisfaction of the Development Planner in consultation with the City department responsible for heritage preservation. The following standards and guidelines must be applied when reviewing development applications for Rossdale Brewery:
- 4.7.3.1. The General Guidelines for Rehabilitation contained in The City of Edmonton Bylaw 16360, Bylaw to designate the Rossdale Brewery as a Municipal Historic Resource; and
 - 4.7.3.2. The Standards and Guidelines for the Conservation of Historic Places in Canada.

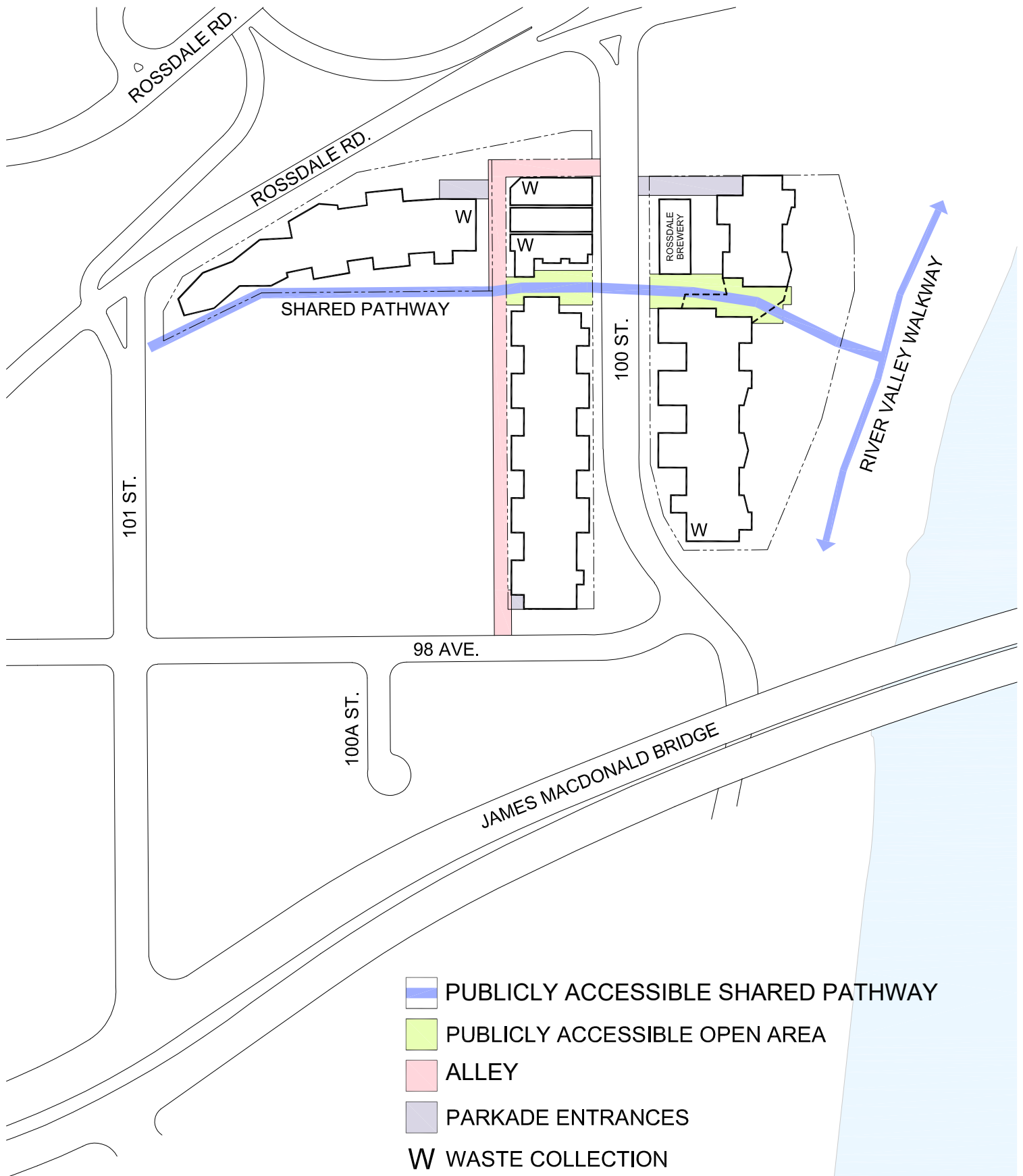


APPENDIX 1 LAND USE DISTRIBUTION





APPENDIX 3 MINIMUM SETBACKS

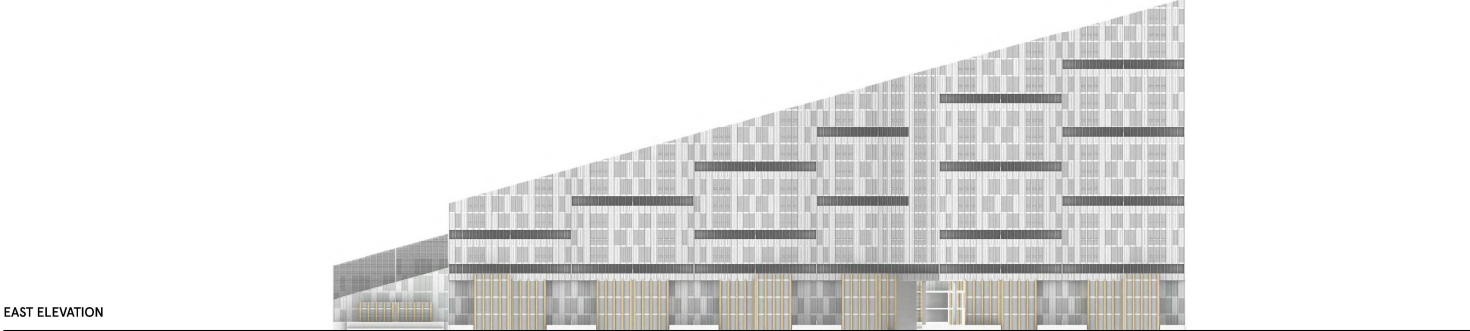
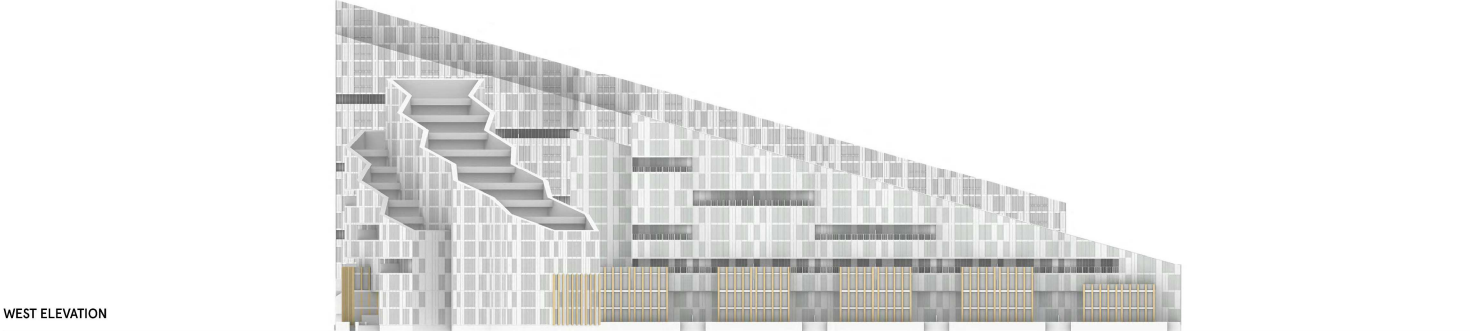
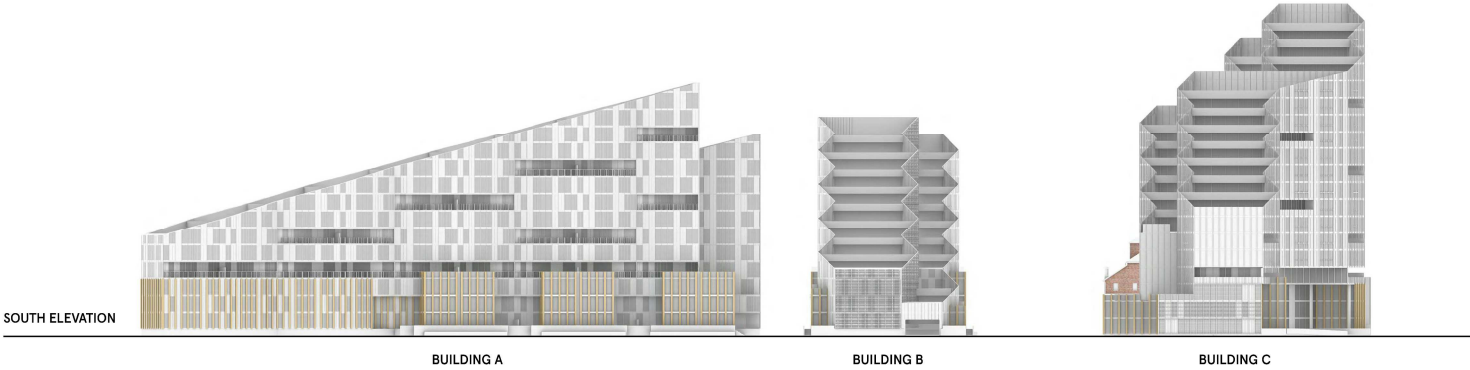
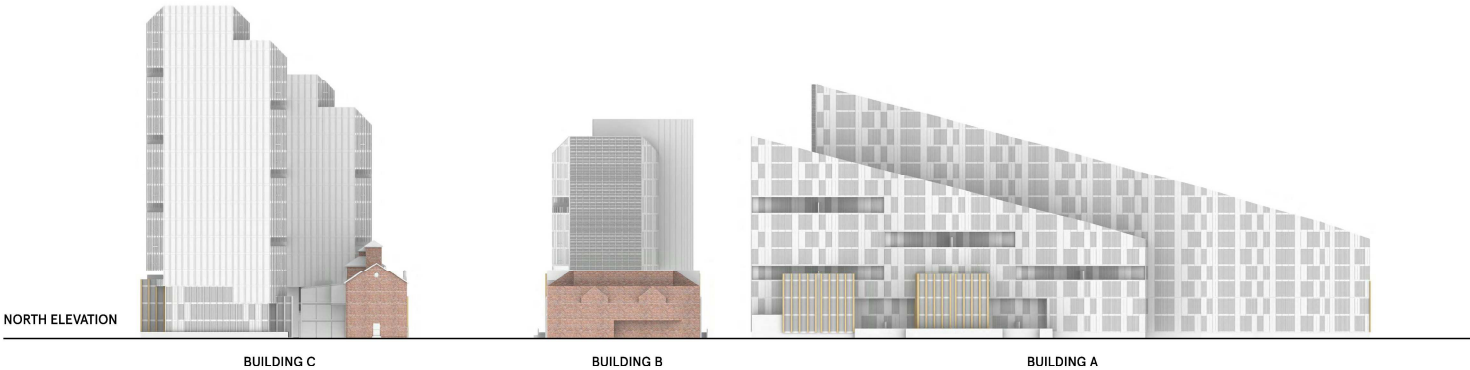


APPENDIX 4 PEDESTRIAN CONNECTION PLAN



OVERALL SITE MASSING

APPENDIX 5 MASSING



APPENDIX 6
BUILDING ELEVATIONS